



# port vincent urban design framework





## acknowledgements

The core project team has included David Cowell and Dorothy Murnane from Port Vincent Progress Association, the Port Vincent Urban Design Framework reference group, Warwick Keates and Amanda Balmer from WAX Design, David Gregory and Thea Sarris of JPE, Sue Suter of Suter Planner and Shane Foley from Sean P Foley & Associates.

A special thanks is extend to all the members of the Port Vincent community who took part in the 'Planning For Real' workshop and members of District Council of Yorke Peninsula, without whom this project would not have been possible.

This report acknowledges the continued support of State Government and Council through the 'Places for People Programme'.



<b>1.0 Introduction</b>	<b>4</b>
<b>2.0 Analysis</b>	<b>7</b>
<b>3.0 Strategic Directions</b>	<b>29</b>
<b>4.0 Urban Design Framework</b>	<b>35</b>
<b>5.0 Icon Projects</b>	<b>61</b>
<b>6.0 Implementation Plan</b>	<b>75</b>
<b>7.0 Conclusion</b>	<b>80</b>

## 1.0 Introduction

Port Vincent for many is the iconic holiday destination, a place of fond memories and happy days spent enjoying the coastline and water of the bay. This popularity remains today, with Port Vincent renowned for its water sports and as an ideal location for sailing and other aquatic pursuits. This coupled with the scenic beauty and peacefulness of the bay means that Port Vincent attracts many sailors, families, tourist and anyone else who enjoys 'a beautiful day by the sea'.

With a permanent population of 470, which increases at peak periods to approximate 3000 people (both permanent and transient population) the Town is subject to significant seasonal variations in relation to population, activity and traffic. The variations in the population of the Town will form a key consideration of the study. Achieving a balance between the community's needs (social), tourism and commercial demands (economic) and the impact on the environment to accommodate further requirements is important for the future of Port Vincent.

### 1.1 Project Objectives and Scope

The objective of this study has been to provide a clear vision for the future through an Urban Design Framework that is the result of a consultative process, which maximises community engagement.

Evident and demonstrated through the numerous KESAB tides town awards, the Port Vincent community has enormous pride in its community values, participation and love of its township character. It is this active participation and commitment from the community that the project team has used to champion the project. By engaging with the community, the project team has been able to develop a detailed understanding of the issues and potential opportunities.

Some of the areas for development potential as identified in the project brief were:

- Review pedestrian access to the foreshore and along Marine Parade.
- Improve Foreshore aquatic Provision of open space to Marine Parade
- Development of shelter and amenity to the foreshore
- Upgrade and development of facilities
- Preservation of cultural heritage of the Town
- New landscape and development opportunities
- Enhancement of the landscape character
- Amplification of play and water sports provision
- Creation of legible urban environment
- Balancing the peak loading of the Town
- Maintain the intrinsic character of the Town while setting a new vision for Port Vincent.

By working with the Port Vincent Community, Council, visitors and traders, the Project Team has developed a comprehensive framework that specifically meets the issues and opportunities that exist for the Town.

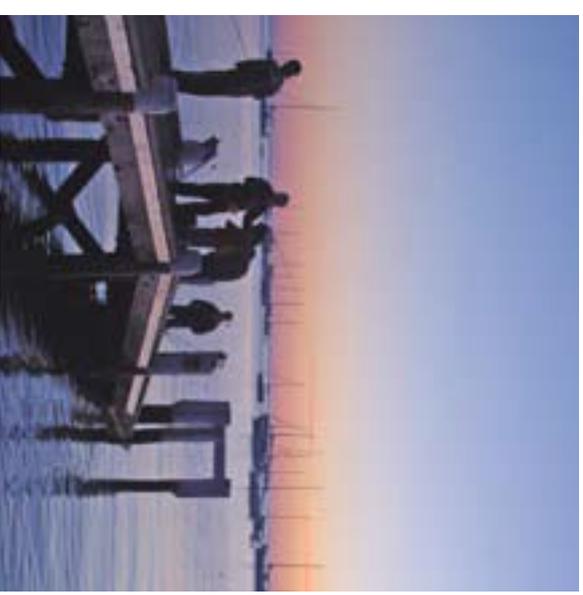
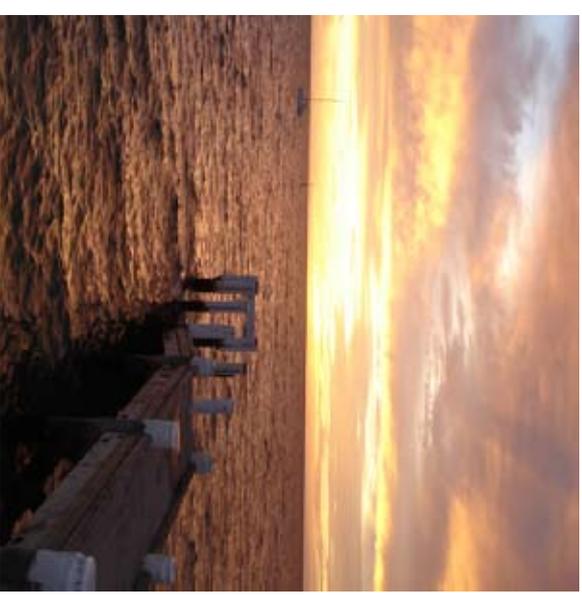
#### **Project Objectives:**

- To collect and understand the existing and future issues and opportunities for the Town.
- To develop a framework that will address issues and amplify opportunities through a holistic approach without affecting the Town's function, amenity or unique character.
- To develop urban design proposals that will illustrate, guide and revitalise the future of Port Vincent and its environs.
- To identify priority works that facilitate the progressive implementation of the project without affecting future works.
- To provide a community and Council endorsed vision for Port Vincent (focusing on the foreshore environs).

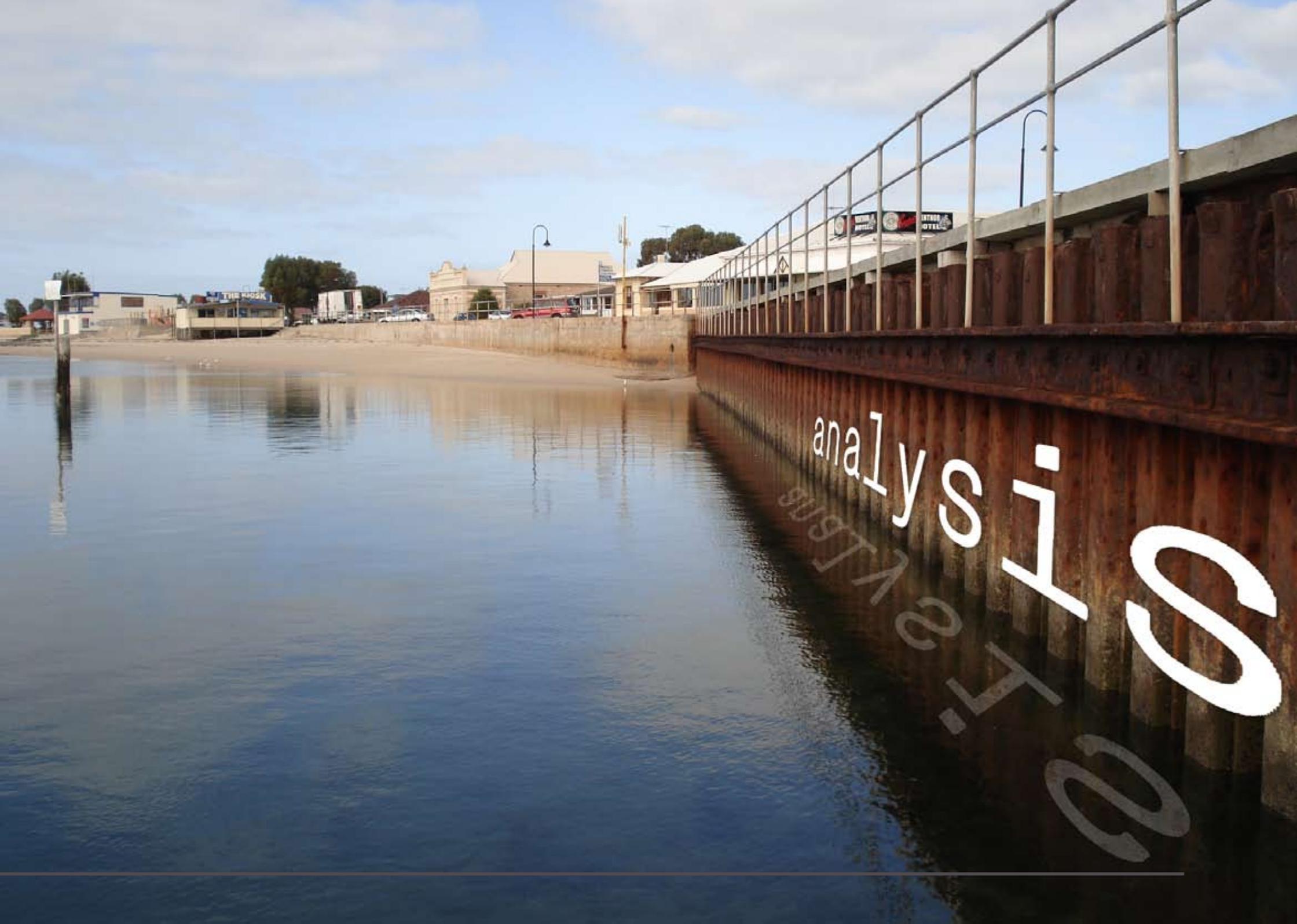
## 1.2 Methodology

A key aspect of the methodology was the 'Planning for Real' process that aimed to maximise the Project Team's time on site and contact with the community. By working in the Town for nearly a week and allowing extensive engagement between the Project Team and the Community, a transparent and open process of engagement and involvement is produced which is integral to the outcomes generated by the consultant team.

Drawing on the Project Team's understanding of the brief, existing knowledge of the site and discussions with Progress Association members and Council staff, the adopted approach for the study has proven to be highly successful. The methodology has provided opportunities for innovation, collaboration and has focused on quality outcomes.







analysis

analysis

## 2.1 History

Port Vincent has a rich indigenous history with the land originally being used by the Narungga people; the traditional owners of the Yorke Peninsula, both for fishing and as a reliable source of fresh water.

The European history of the region began in the early 1800's, when the Yorke Peninsula was explored by Captain Matthew Flinders in 1802. The township of Port Vincent and the bay Port St. Vincent were named by surveyor Robert Cock, who was commissioned to survey land around the area.

In the early 1800's the land surrounding the bay was taken up by pastoralists, until 1854 when sections of this land were sold and wheat crops began to replace the sheep runs. By 1869 wheat farming had become the dominant land use in the region, and it became necessary in 1877 to construct a jetty in the bay of Port Vincent to enable wheat to be shipped to Port Adelaide.

Uniquely, Port Vincent was the only port on the eastern coast of the peninsula to have a wharf, and unlike other ports on the peninsula coasts, the Port Vincent jetty was privately built and owned. While the wharf, constructed in between 1902 and 1909, remains standing today, the jetty itself was demolished in 1918.

Port Vincent prospered as a port for close to a century (1877-1970), playing a key role in the wheat industry by shipping bagged grain and receiving general supplies. The township also had a strong fishing industry, with fishing licenses introduced in 1904 and 11 full time fishermen at the industry's peak.

In 1970, however, the construction of a grain silo at Port Giles, and a change from bagged grain to bulk handling of grain signaled the end of Port Vincent's grain handling industry. Likewise, new government regulations at this time resulted in many changes and the decline of Port Vincent's local fishing industry.





In the thirty eight years since this time, Port Vincent has reinvented itself, and is now renown as a holiday and water sport destination. With the bay providing calm anchorage, Port Vincent attracts large numbers of sailing and boating enthusiasts, as well as holidaying visitors during the summer months, which sees the local population expand from approximately 470 residents to three or four thousand. These days, the township is also growing in popularity as a retirement destination, driven by those looking for a coastal lifestyle within a relatively short distance to Adelaide.



View across the town oval.



View past the sailing club towards the caravan park.

## Destinations & Places

Port Vincent's primary natural attraction, the bay, plays a pivotal role in the function of the town during both peak tourist and low seasons, with the activities along the foreshore dictating vehicular and pedestrian movement through the town.

Hence, further upgrades to beach access, and programming of foreshore activities will be necessary to improve the experience of visitors and residents, and to ensure that the fragile ecosystem of the bay is not put at risk by the popularity of Port Vincent as a holiday destination.

It was also identified that improvements could be made to the areas of open space that exist within the town; in particular Bennett's Reserve and the town oval- in respect to function, access, safety and amenity.

## Key Issues:

1. Condition of paths; need to consider shade and access.
2. Access to cliff edge & lookout.
3. Aquatic access to marina & lack of depth to channel.
4. Lack of function & activity to breakwater.
5. Oval condition & lack of open space function.
6. Need to maintain quality, condition and scenic beauty of the marine environment.
7. Need to recognise historic artifacts within the landscape including the limestone wall on Marine Parade & the Lime Kilns.
8. Reinforce areas of Indigenous significance.
9. Impact of vegetation on open space function & surveillance.
10. Need for progressive improvements to school to maintain community value.
11. Limited footpath access to Back Beach.
12. Need for facilities such as shade, seating, toilets.
13. Review engagement of caravan park with foreshore & town centre.
14. Review function & condition of foreshore facilities
15. Condition, function and access to beach areas.
16. Consider needs of important community facilities in relation to seating, access & function.
17. Maintain significance of Main Street and commercial vibrancy of town centre.
18. Lack of commercial/light industrial development in the Marina

-  open spaces
-  community places
-  primary tourist accommodation
-  boat ramps (access to water)
-  beaches (tourist location/seasonal)
-  the water (aquatic sports)
-  commercial centre (some peak loads)



- 1** important places
- 1. wharf
  - 2. kiosk & beach area
  - 3. deli (youth focus)
  - 4. pub (adult focus)
  - 5. bowls club
  - 6. library
  - 7. sailing club



Significant vegetation frames the township.



Walking trails through the gully.

## Landscape Character

The experience of the landscape of Port Vincent begins with the approach into the town along Lime Kiln Road; a winding journey through dense native vegetation, which finally opens up to reveal a spectacular vista of the bay.

This vegetation also forms an important backdrop to the town, naturally distinguishing its western boundary at the top of the hillside. This character is to be considered thoroughly in respect to any future expansions of the town, whether they occur to the west, or on top of the cliffs at the northern extent of the township (above the marina).

Looking forward, it will also be necessary to focus on the role and standard of open space in town, and the function of coastal landscape along Marine Parade, and Back Beach.

Likewise, the impact of sand drift and coastal erosion on the ecology and natural function of the foreshore will need to be closely monitored and acknowledged in any future plans for the township.

## Key Issues:

1. Impact of progressive coastal erosion of cliff edge.
2. Need to protect important vegetation within Water Reserve as example of coastal vegetation transect.
3. Need to protect & enhance natural gateway to town.
4. Need to retain important vegetated backdrop to Port Vincent.
5. Review landscape function of Bennett's Reserve in terms of planting, access & surveillance.
6. Review open space function of Reserve.
7. Lack of shade to Reserve upgrade.
8. Quality of coastal vegetation and need for extensive revegetation program.
9. Impact of long shore drift and coastal erosion of Port Vincent Coastline.
10. Depth of channel into marina.
11. Suitability of trees within foreshore open space & impact of roosting cormorants (shags).
12. Impact of box thorn vegetation on beach.
13. Need to review storm water detention in relation to function, size, ecological value.
14. Need to redevelop open space character of oval.
15. Review storm water issue relating to Germaine Street.
16. Need to review longevity of oval trees.
17. Residential grid with limited street trees. Lack of shade.

-  prominent land form
-  major vegetation groups
-  significant open space
-  coastal landscape
-  potential for landscape connections
-  significant stormwater features
-  effects of marine processes





Poor pedestrian path system along the foreshore.



Narrow footpath approach to the wharf.

## Pedestrian Access

While the scale and configuration of Port Vincent lends itself to pedestrian and cycle, rather than vehicular movement, the township's infrastructure does not currently allow for effective and safe travel of this kind, particularly during peak holiday season.

The improvement of footpaths, access and lighting (including kerb ramps for bicycles and gophers) is therefore a priority for the town, especially along the foreshore and Back Beach, where there is the added conflict of increased vehicular traffic, including the movement of boat trailers and caravans.

The establishment of links between the foreshore and the residential grid of the town, as well as to community and open spaces such as the oval and Port Vincent Primary School will also be key to improving pedestrian access throughout the town.

## Key Issues:

1. Lack of pedestrian access to coastal cliff (quality & condition of trails).
2. Lack of residential connectivity through landscape buffer.
3. Increased connection required within open space.
4. Disconnection of oval to foreshore; lack of pedestrian access.
5. Need to increase pedestrian/cycle access along & on to Back Beach.
6. Poor footpath access to the point.
7. Poor access to the Beach.
8. Pedestrian/vehicular conflict along the esplanade.
9. Conflict with access to boat ramp.
10. Numerous pedestrian/vehicular conflicts in relation to footpath widths, crossing points & accessibility.
12. Lack of footpath limits access, further affected by lack of light at night.
13. Need to develop sustainable streets connecting open spaces, schools and commercial area.
14. Develop access to the Marina.

-  primary beach access
-  beach walk
-  pedestrian paths to open spaces
-  street walks (main street)
-  coast footpath
-  restricted or no access





Intersection of Marine Parade & Lime Kiln Road.

## Vehicular Access

Although suitable for the low season, the infrastructure for vehicular traffic during times of peak loading on the town and foreshore could be improved, particularly in relation to vehicular movement and parking along Marine Parade.

Critical areas include the intersection of Lime Kiln Road and Marine Parade, the intersection of Main Street with Marine Parade, and the boat ramp adjacent to the Sailing Club.

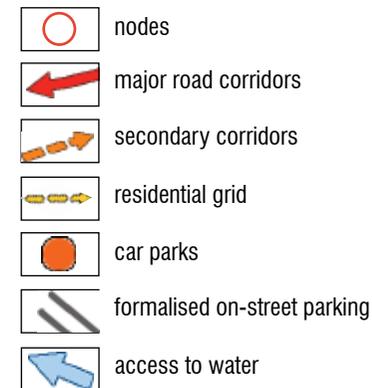
The nature of traffic movement at these points currently impacts greatly on the safety of pedestrians & cyclists along the foreshore, restricting access to the beach and popular open space areas such as the wharf, and increasing the level of risk for activities in the vicinity of the aquatics/sailing club.



Boat trailer parking outside the caravan park.

## Key Issues:

1. Lack of entrance to town.
2. Need to reinforce natural gateway to the town.
3. Improve access & parking to commercial centre of the town.
4. Undefined intersection creating vehicular & pedestrian conflicts.
5. Poor road conditions in general.
6. Impact of parking on foreshore open space. Arrangement of parking on Marine Parade.
7. Function & condition of town boat ramp- need for upgrade.
8. Impact of boat parking on traffic movement & pedestrian access.
9. Important arrival point- major foreshore access route. (conflict with pedestrians)
10. Residential grid with limited pedestrian connection to foreshore.





vehicular access



Panoramic coastline behind the Marina

## Visual Character

The undeveloped areas of the town; in particular the coastline behind the Marina, and the backdrop of vegetation at the top of the hill behind the town, contribute greatly to the character of the town in the way that they contain the town, yet also speak of the town's relationship with the coast and rugged natural surrounds.

The revelation of views at the end of Lime Kiln Road, and at the end of Main Street are also important aspects of the experience of the town and should be protected.

The interruption of views along the foreshore by the Sail Club and Kiosk should be considered in respect to future development of these areas, and likewise, views north along the foreshore towards the Marina.



Views to the point blocked by aquatics club.

## Key Issues:

1. Protect important views of the bay.
2. Consider impact of development on the panoramic coastal views.
3. Recognise & protect important vegetation groups and backdrops.
4. Need to maintain visual connection between the town and the sea.
5. Need to establish visual & physical connections with Back Beach.
6. Recognise the 'end' of town and the visual termination created by the sailing club and caravan park.

-  major views & axes
-  viewpoints (reveal)
-  coast views
-  continuous coast & foreshore views
-  visual containment & backdrop
-  visual stop
-  sea view of Port Vincent



visual character







### 2.3 The People

A key aspect of the Urban Design Framework Report has been the engagement of the community, as guides and leaders in relation to the identification of issues and the development of opportunities for the Town. This information has been analysed and integrated into the Framework report in order to create design responses that are specific to the existing and future needs of the Town.

The assessment of the 'place' undertaken in Section 2.2, considers the physical aspects of the Town, the landscape, access, built form and visual character. The community engagement process highlights the social and culture issues specific to Port Vincent.

During the four day 'Planning for Real' exercise, approximately, 150 members of the community were consulted and interviewed. Using the Institute Building as a 'drop-in centre and design workshop, the project team invited community members to provide opinions on a number of aspects relating to the Town.

People who attended were asked to map their favourite and least favourite places within the Town. This provided the team with a reference as to what physical changes were required. Accompanying with mapping were series of questionnaires, which considered broader issues, such as:

- What do you like to do in Port Vincent now?
- What should we change?
- What should we keep?
- What is the vision for the future?

These questions generate a great range of replies that have allowed the project team to build a detailed understanding of the social fabric of the Town in terms of:

- What is the social focus within the Town (What do you like to do in Port Vincent now?)
- What are the issues (What should we change?)
- What assets that must be consider (What should we keep?)
- What are the Strategic Directions for Port Vincent (What is the vision for the future?)

## 2.4 Analysis of Community Engagement

The qualitative mapping assessment of the Town illustrated the important spaces, as well as those places that create problems for the community and visitors alike. The mapping identified a number of critical locations that are of importance to the community. These included:

- The School, which was recognised for its contribution to the community, particularly for the younger members of the community.
- The Bowling Club was recognised for the social contribution it makes. Interestingly the importance was confined to the clubrooms and did not extend to the Oval, which was seen as a poor quality space.
- The Ventnor Hotel and Deli were both recognised as significant spaces, providing gathering spaces for social interaction centred on food and drink. In the case of Pub, the appeal is for adults with the Deli important for younger members of the community. The mapping and community response to both spaces reinforces the importance of these buildings and their relationship to the Main Street and Foreshore.

The Foreshore remains the most important focus of the Town. Community interest was concentrated on the Town Beach and Wharf area, including the Sailing Club, Kiosk and Jetty. Interestingly, the significance of this space diminished to the north as the Foreshore extended towards the Marina.

The Bay itself was recognised by many as both a destination and as a visual asset, emphasising its unique qualities and importance to the Town.

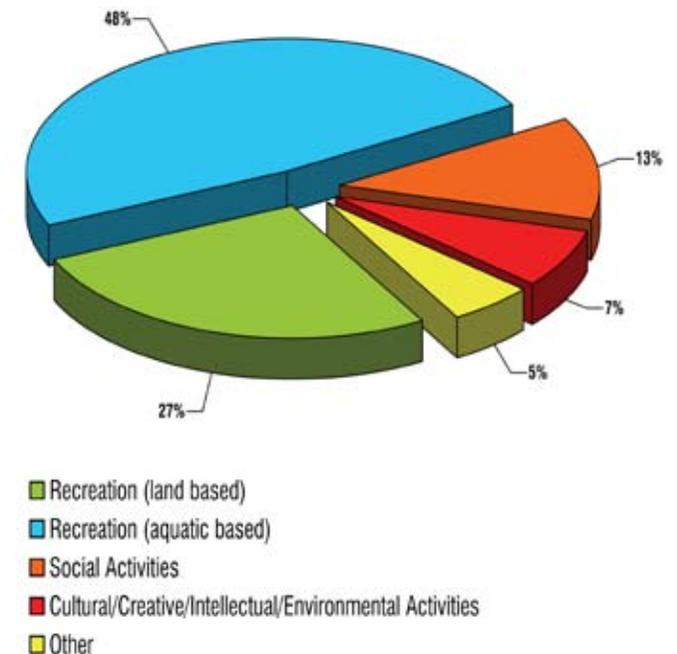
Other spaces included the existing trees to the west and the vegetation within Water Reserve. Both areas of vegetation reflect the community's awareness of the importance landscapes that surround the Town. The Marina was also recognised for its importance as a development centre in the future.

In terms of negative spaces, a number evoked strong reactions in the community. These included;

- The Oval, which while recognised as an important open space was seen as degraded and lacking opportunities for recreation. The upgrade of this space was a key focus for the community.
- Certain areas around the Wharf, particularly seating areas, the toilets and those areas impacted by cormorant roosts and faeces.
- The Marina swimming beach, which was seen as lacking purpose or function.
- The roads and footpaths, which cause the community significant concern.

The questionnaires completed by the community considered a wide range of issues that focused on how the community used spaces in and around the town; what issues exist for the Town; what are the important aspects to consider and what was the vision of the future.

Port Vincent's strong aquatic recreational focus was reflected in many of the consultations surveys. Nearly half of all respondents stated that watersports and other activities around the Bay were a crucial part of the town's social well-being. This was followed by numerous land based activities representing a quarter of all responses. These responses indicate the significance of the Town's open spaces. Social and cultural activities did not feature as strongly, which may reflect the limited opportunities that exist within the town.





## 2.5 Issues

The issues raised by the community that affect the Town were diverse, ranging from the state of the roads to the need for a continual Police presence. While there was a broad spectrum of responses, a number of issues received particular attention, these included (number of responses is show in brackets):

- Condition and need to upgrade of toilets (20)
- Quality of roads and footpaths (17)
- The condition of and facilities at the Oval (14)
- Lack of pedestrian access within the town (11)

Other important issues related to the quality of reserves in playgrounds and the need to connect the Town to a common effluent system.

Interestingly of the total number of issues recorded, a third related directly to the Foreshore demonstrating that, although an important space in the town, there is a need for additional planning and design.

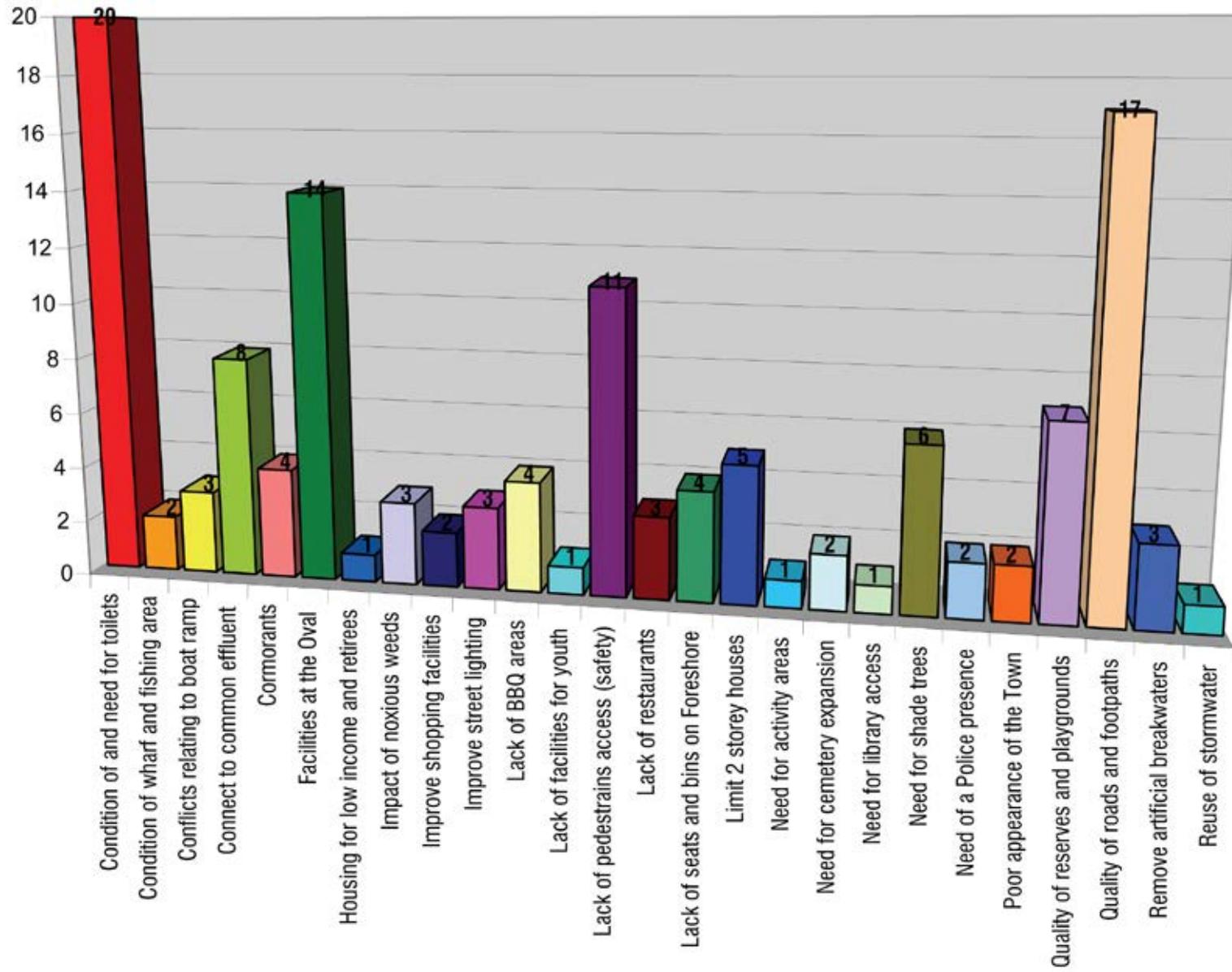
Throughout the consultation process, three key aspects received particular attention. These were;

- The need to develop the Port Vincent's infrastructure, particularly the roads, footpaths, and the connection of the Town to a common effluent system.
- The redevelopment of the Oval as the social and recreational centre for the town.
- The upgrade and regeneration of the Foreshore as an important social, economic and environmental resource for the Town.

The community engagement process has highlighted the specific issues and opportunities that exist for the Town. These issues are identified as:

1. Lack of Infrastructure provision
2. Erosion of coastal environment
3. Lack of connects and links
4. Condition of roads
5. Lack of open space amenity (oval/foreshore /parks)
6. Lack of community facilities and services
7. Potential loss of town Character
8. Lack of economic development opportunity
9. Potential for greater tourism opportunities for greater tourism opportunity
10. Limitation to aquatic activities and facilities.

key community issues

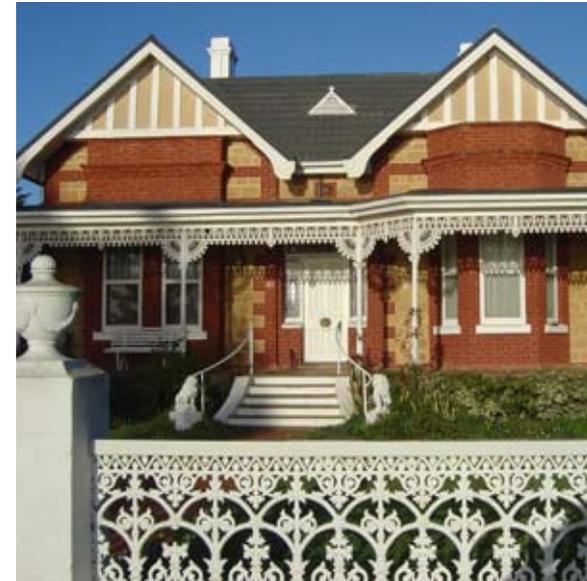


## 2.6 Opportunities

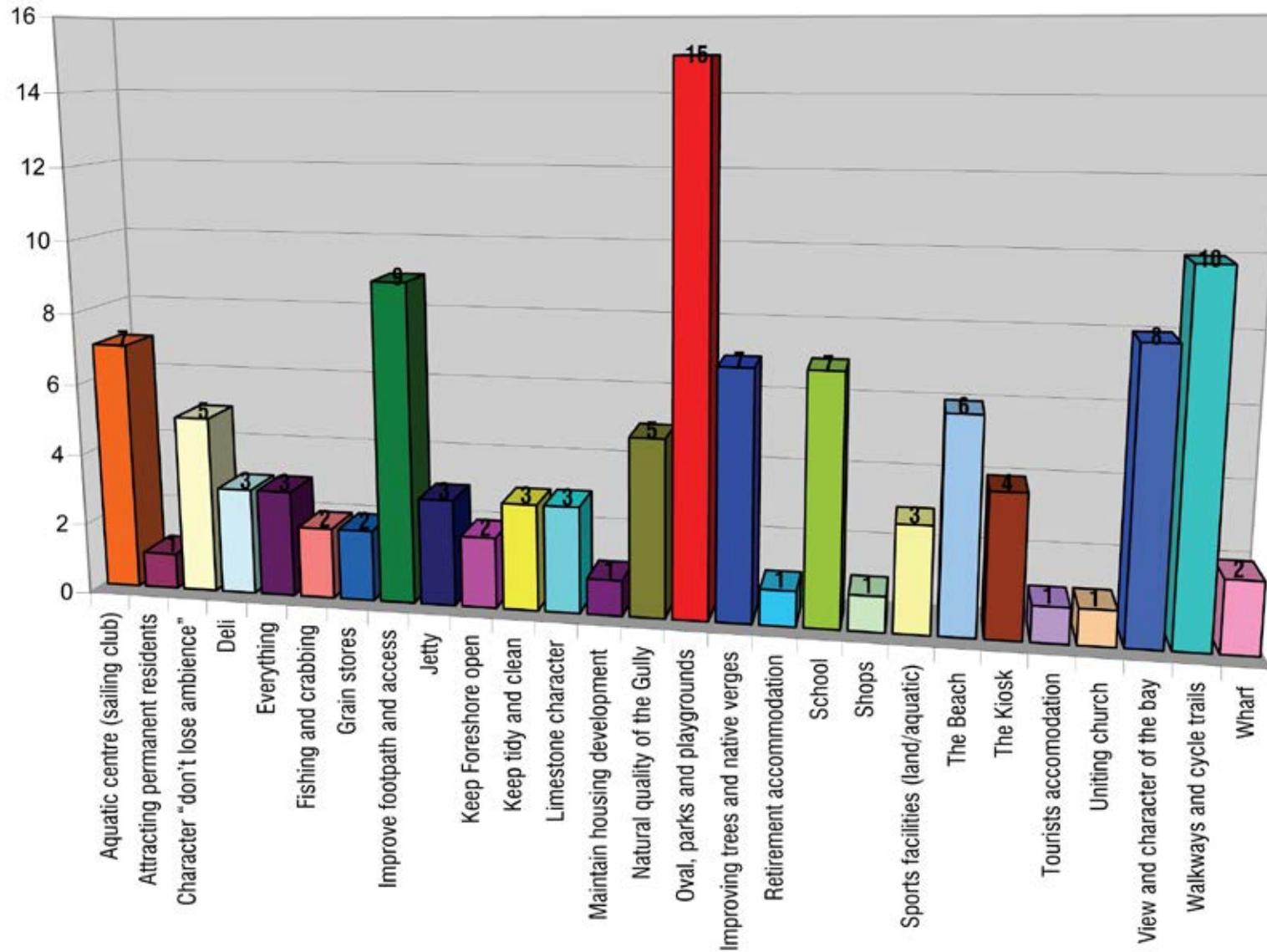
The issues identified by the community provide a framework for future opportunities and for project and forms the basis for the Strategic Directions identified in section 3.0 of this report. These opportunities are summarized as follows:

1. Provision of Service (infrastructure): (sewer treatment, storm water, water supply)
2. Protecting the Coastal Environment (erosion of Back Beach, condition of water and beaches).
3. Providing Connections (walking and cycling trails, footpaths, gopher access, beach access).
4. Condition of Roads (repair and upgrade, town entrance, car parking, lack of signage, lack of lighting).
5. Condition of Foreshore, Oval and Parks (upgrade Oval, toilets, sun shelters, barbeques, access, kiosk, trees and gardens, playgrounds, facilities).
6. Catering for the Community (youth and older aged, police presence).
7. Protecting the Unique Character of Port Vincent (preserve its unique features; the bay, the views, fishing history, access to the water).
8. Need for Economic Development (residential, age care, commercial, industry)
9. Promoting Tourism (facilities, activities e.g. outdoor dining and eateries).
10. Maintaining Aquatic Activities and Facilities (sailing club, boats ramps, boat parks, wharf, swimming).

The community engagement process has highlighted the specific issues and opportunities that exist for the Town. Combined with the physical analysis of Port Vincent, this information can be used to create a set of Strategic Directions, which will guide the future growth of the Town.



## key opportunities







STRATEGIC

DIRECTIONS



### 3.2. Improve Foreshore and Activities

The foreshore aquatic facilities have been clearly identified as a priority for the community. The consultation recorded a significant number of reoccurring ideas, issues and opportunities for the foreshore as outlined in section 2.2.

The overall beautification of the Foreshore from the caravan park to the Marina and an upgrade of the facilities along the Foreshore is desirable and recommended as a priority. This includes the review or upgrade of the change rooms and toilets facilities and improvements to the Kiosk, playground, swimming and picnic areas and improvements to the Wharf and Jetty. These are fundamental areas, impacting on the character of Port Vincent.

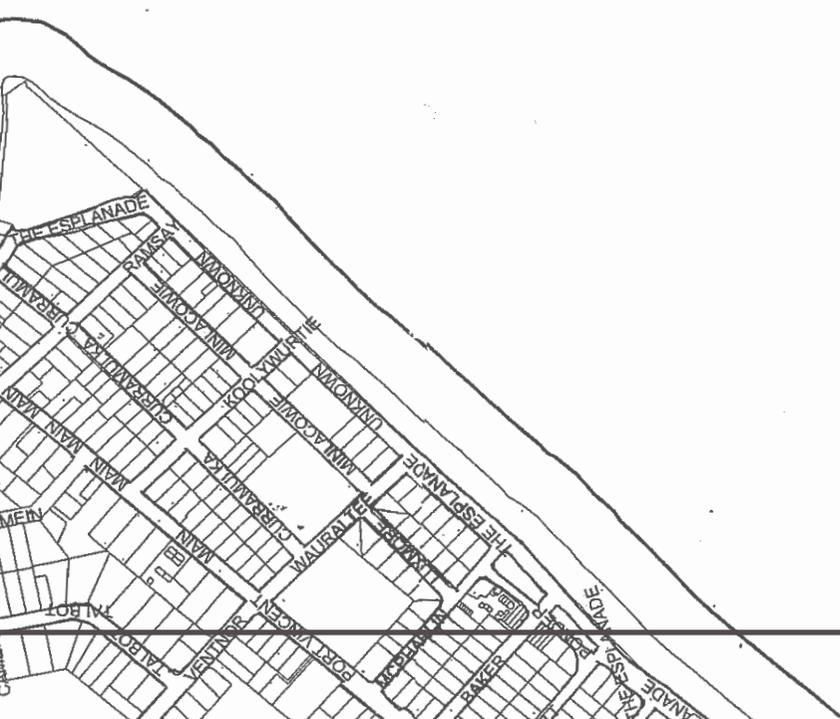
### 3.3 Improve Community Facilities and Services

A diverse range of ideas were raised by the Community and a number of key opportunities were suggested in relation to community facilities and services. Firstly, it was suggested by a significant percentage of the Community that a greater amount of places and activity spaces for the youth were required. A range of suggestions were made. From these it was suggested that new playground facilities be investigated, and other “new” initiatives such as Skate Parks and other facilities currently not available in Port Vincent be investigated.

Consideration of services for the elderly and retirement facilities that promoted social interaction was a reoccurring theme. The lack of police and ambulance presence was considered a significant issue in improving services and a careful review of this service provision is recommended.

Accommodation facilities were seen as essential and desirable for the future of Port Vincent. A variety of suggestions were made, ranging from more residential amenity, especially for permanent residents. Suggestions for the future include, exploring retirement living for the elderly, age care and low cost housing.

Consideration was also given to developing new commercial and industrial facilities that capitalized on the further growth of the Town, particularly the Marina and the potential for a new industrial estate.



### **3.4. Enhance Town Character and Environment**

A key consideration and issue for the Port Vincent Community is how to enhance the Town character and progress new initiatives, while not detracting from the Town's strengths. Responding appropriately to the character of Port Vincent is fundamental to the Community and the sustainability of the Town.

A common theme and recommendation was to enhance in an appropriate manner (through appropriate initiatives) the existing qualities character of Port Vincent. The views to and from the bay, the natural vegetation, the scale and form of the Town, its history and community spirit.

### **3.5. Promote Economic Development and Employment opportunities**

The economic fabric of Port Vincent was a fundamental issue identified by the Community as important to them. The most significant idea raised was the introduction of another cafe or restaurant facility/business. This was seen as an essential activity and fundamental in terms of its "value add" to the Township.

It is recommended that a number of options be explored and the idea of "incubator" businesses or a diverse range of business is essential for the Township. Fundamentally, these economic development opportunities need to fit with Port Vincent's character and the essential community demands (employment opportunities for Youth).

### **3.6. Create Tourism Opportunities**

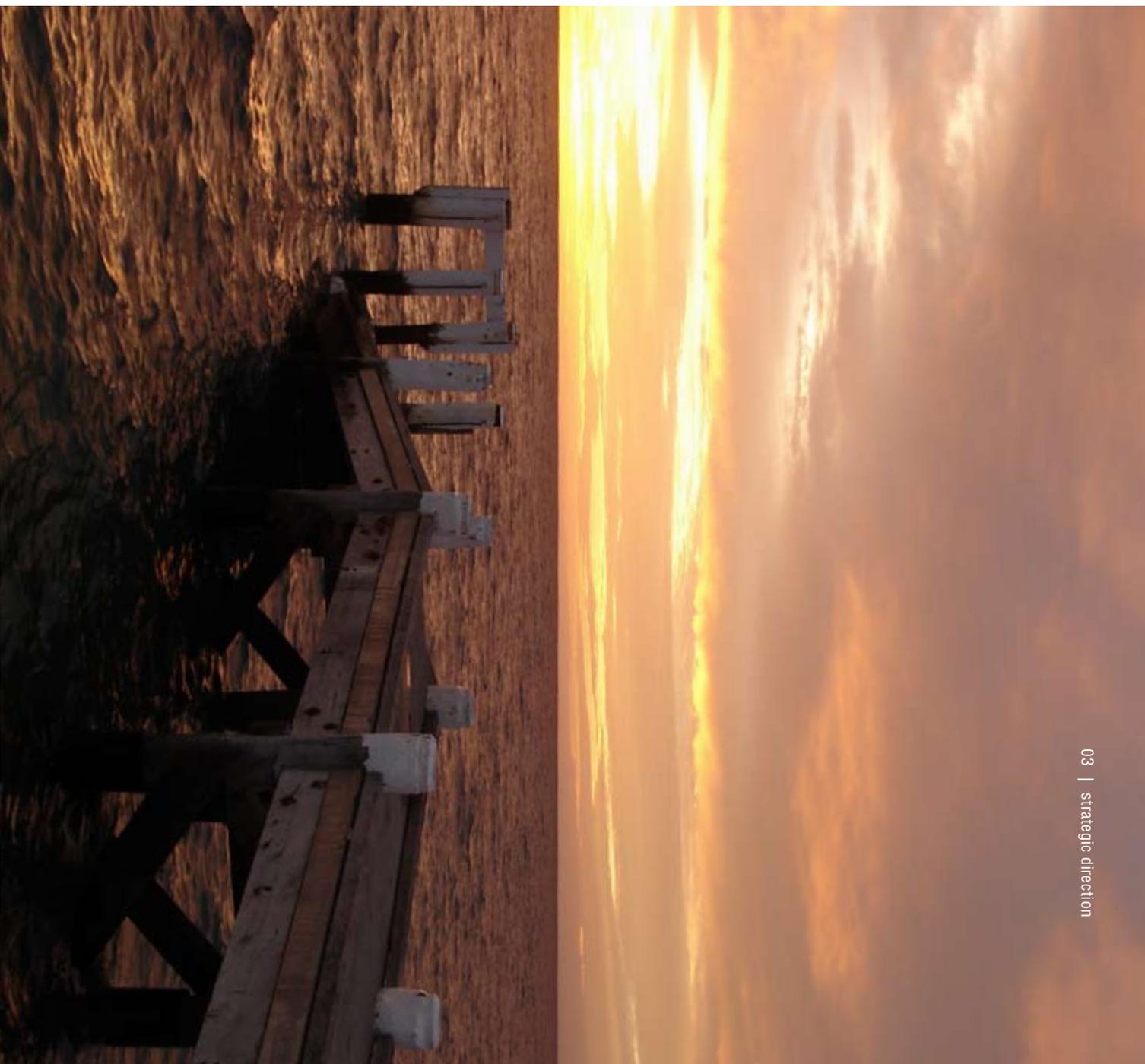
Creating tourism was viewed as critical for the community in terms of promoting both economic community opportunities. However, it was very clear that the tourist activities or initiatives would have to be at a scale, quality and type that promoted the 'character' of the Town.

A reoccurring idea was the introduction of an information/visitor centre with links to the Foreshore amenities. Other ideas included the introduction of a facility for larger caravans and motor homes in and around the caravan park. Other tourist accommodation facilities like back packer accommodation, are possible initiatives for Council or private investors.

### **3.7. Enhance Open Space and Recreation**

A key opportunity for Port Vincent is the improvement of the existing open space and recreational areas, such as the Oval and Bennett Park. A significant issue raised by the community was the condition and use of the Oval, which while recognised as an important open space was seen as degraded and lacking opportunities for informal recreation.

The need for bicycle trails and walking trails was a reoccurring theme raised by the community and an important opportunity for the Port Vincent to implement in the future.





# Urban design

Фрамеворт





**Town Precincts:**

- 1. Marina & Coastal Cliffs
- 2. Foreshore Walk
- 3. Residential Centre
- 4. Oval
- 5. Foreshore & Main Street
- 6. Old Town & Back Beach

## 4.1 Introduction

The Planning for Real consultation process and subsequent site analysis and review have clearly identified a number of issues and opportunities that exist for the Port Vincent Foreshore and the greater town. These issues and opportunities have led to a series of Strategic Directions (7) that respond to the objectives of the Community, Council and other stakeholders, providing direction for future opportunities and development projects for Port Vincent.

1. Improve Infrastructure and Access
2. Improve Foreshore and Activities
3. Improve Community Facilities and Services
4. Enhance Town Character and Environment
5. Promote Economic Development and Employment opportunities
6. Create Tourism Opportunities
7. Enhance Open Space and Recreation

The opportunities discussed in Strategic Directions have been identified in a series of structure plans (visual diagrams and maps) that provide a framework for the progressive and sustainable development of the Town. These plans outline a strategic direction for the Town and recommend specific actions for implementation over the next five to fifteen years.

In order to clearly express the intent of these actions, the Town has been divided into six precincts. These precincts reflect the particular urban characters that exist within the Town and specific needs that are required for each area.

- The Old Town and Back Beach.
- Residential Centre.
- Marina and Coastal Cliffs.
- The Town Oval.
- Foreshore Walk.
- The Town Beach, Main Street and Wharf



- Improve Infrastructure
- Improve Community Facilities
- Tourism Opportunities
- Town Character/Environment
- Improve Open Space Amenity
- 2 Urban Design Actions

## 4.2 The Old Town and Back Beach

The Old Town and Back Beach represent the historic beginnings of the town. This precinct contains many culturally significant buildings and landscapes that will require protection and enhancement. The future planning for the precinct focuses on the upgrade of reserves and the opportunities for future development that can be accommodated within these open spaces. Greater connectivity is provided along the beach and through the residential streets. Community and tourist facilities remain a strong focus of the area with the Caravan Park expanded and the School and Emergency Services Centre reinforced as important resources within the Town. The environmental significance of Back Beach is also recognised, with weed eradication, boardwalks and revegetation programmes enhancing the dune habitat.

### Actions for the Old Town and Back Beach

1. Plant additional eucalypts to provide future roosts for cormorants.
2. Assess impact of coastal erosion on Back Beach in relation to longshore drift, storm effects, coastal vegetation and dune protection.
3. Provide continuous shared use access path with seating and boardwalk connections between Ramsey Street and Young Street.
4. Retain important shade trees.
5. Increase the connection between the Caravan Park and Foreshore.
6. Develop landscaped streets that promote biodiversity habitat value between the coast and surrounding open spaces.
7. Maintain and enhance School grounds to make sure that the School continues to be recognised as an important community asset.
8. Consider the potential to provide tourist and community (co-located) facilities within the Caravan Park (café/shop, restaurant and toilet).
9. Consider the potential to redevelop the caravan parking area within Bennett Reserve. Relocate parking as part of industrial area development (see Residential Centre Precinct).
10. Review landscape function and design of Bennett Reserve. Consider the modification of open space to increase passive surveillance and landscape amenity. Review potential for the partial redevelopment of the reserve.
11. Maintain emergency services centre within Bennett Reserve. Consider other community services that could be co-located as part of a larger civic centre.
12. Increase the amenity of new playground at Ponder Reserve through tree planting, shade structures and seating.
13. Explore the potential to partially redevelop reserve to create greater activation of the park (blocks overlooking the reserve).
14. Develop master plan for Bennett Reserve that balances the need for open space, stormwater detention and amenity with community services and development opportunities.

- Improve Infrastructure
- Improve Community Facilities
- Tourism Opportunities
- Town Character/Environment
- Urban Design Actions

